

Angel Road, Thames Ditton, KT7

£475,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this well presented two bedroom ground floor maisonette. Located close to both Thames Ditton and Hinchley Wood village, this lovely home comprises; Private and well-kept front garden, entrance hallway, spacious reception room with feature fireplace, WC, modern shower room, sleek kitchen with plenty of storage, two well-appointed double bedrooms. The rear garden stretches to approximately 80ft with a patio area to the rear. The home further benefits from a garage which is accessed from the rear of the garden. The lease is approximately 984 years remaining. Service charge is £0. Ground rent is £7PA.

Two bedroom ground floor maisonette

Great decorative condition

Private front garden

Large private rear garden

Garage to the rear

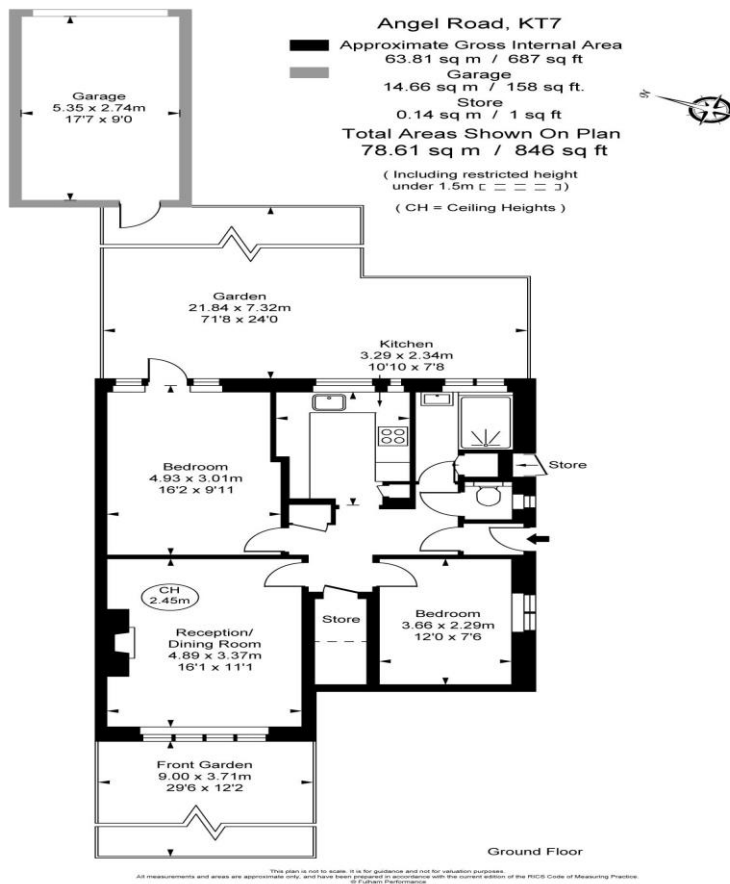
Close to both Thames Ditton and Hinchley Wood villages

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Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.